

Caretaker House Structural Repairs

Radnor Lake State Park

1160 Otter Creek Road
Nashville, TN 37220

General

- 1. The Caretaker House is an historical structure and shall be treated as such.**
- 2. Color will be Porter Paint color codes Tulip Poplar and Mountain Poplar for exterior siding.**
- 3. Project must be completed by September 30, 2022.**
- 4. All work is to meet IBC.**

General Details:

Demo

1. Remove later additions to the building. Save bricks for reuse stacked on pallets in front of building. Properly dispose of debris off park property.
2. Remove concrete steps and sidewalk and dispose of debris off park property.

Provide and installation

1. Provide and install new sheathing to fill gaps where addition is removed. Provide and install house wrap over exposed areas.
2. Provide and install new poplar exterior siding, trim, and soffit to match existing to fill gaps after removal of additions.
3. Provide and install topsoil to fill, level, grade to 1% completion for final planting.
- 4. Prep, caulk, prime, and apply 2 coats of paint to all exterior siding and soffit. Prime using Porter Permanizer Plus Wood Stabilizer Plus and Paint using Porter Permanizer Exterior Acrylic with Lifetime Limited Warranty. Caulk with Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834.**

Conditions:

This is a turnkey job. All aspects of this job shall be left in a finished condition: All finish work, exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances shall be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor shall be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This shall include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor shall perform work on regular time and shall invoice work time and material not to exceed the quoted price. Any variance in quote shall be addressed with a representative of Facilities Management, Middle TN Regional Office (MTRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 6am-6pm.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor and Park Manager or park representative before invoice shall be paid.

Project shall begin within 15 days of Purchase Order issuance and be complete within 90 days after project has begun, unless other agreement has been approved by Facilities Management, MTRO.

The contractor shall protect areas adjacent to his work and shall be required to repair any damage he may cause. Contractor shall protect work of other trades. Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative whether it is Architect, Engineer, Designer, Hospitality Manager, Facilities Manager, or Facilities Surveyor. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor shall clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor shall have insurance as shall protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site during this project.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and comply with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Middle Tennessee Regional Maintenance Office, 2000 Jackson Hill Road, Burns, TN 37029, or email Teresa.bell@tn.gov .

For scheduling contact:

Facilities Manager: Don Myatt, 615-797-9701, don.myatt@tn.gov

Note: Before the Contract resulting from this ITB is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.